

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA & UD Department - Hyderabad Metropolitan Development Authority - Allotment of land to an extent of Ac.2.30 gts, in Sy.No.41/14 of Khanamet (V) for establishment of Environment friendly clean fuel filling station and other Auto Related activities on lease basis for a period of 33 years on payment of 5% of the market value as annual lease with escalation of 5% every 2 years - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O. Ms. No. 213

Dated: 27-02-2009

Read the following:

1. From Smt. J. Kasturibhayamma Representation Dated: 28.11.2008.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No. B4/1916/EO/ HMDA/2009, Dated 21.02.2009.

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ORDER: -

Smt. J. Kasturibhayamma in the representation first read above has stated that she has been selected as retail outlet dealer by the Dealer Selection Board on 31-01-2002 under Marketing Plan 1996 under S.C. Women Category at Safilguda and letter of intent was issued on 11.03.2002. As per Govt. of India policy for schedule caste (Women) category Indian Oil Corporation Limited (IOCL) have to establish clean fuel retail outlet at the above location. But suitable site was not available. Subsequently the company changed the policy in 2005 vide policy circular No. 98-12-2005 that the Retail Outlet can be setup in the same class of market within the same State preferably within the same District. Even after the policy amendment the IOCL has not been able to locate an ideal site/land. After her serious search for suitable site, the land located in main road facing the site in Sy.No.41/14, Khanamet Village, Serilingampally Mandal to an extent of Acs. 2-30 gts. was identified.

2. Smt. J. Kasturibhayamma has further stated that regarding allotment of the land to oil companies, the Govt. of A.P. has taken a policy decision to provide suitable Govt. land in G.O.Ms.No.340 M.A., Dated: 08.07.2003 to set up environment friendly clean fuel dispensation outlets which includes compressed Natural gas /Auto LPG and petrol and Diesel. There is no clean fuel filling station in the near by areas. Hence, installing clean fuel retail outlet of IOCL will facilitate the public need and demand at large. She has further stated that in this retail outlet, the services planned will include anything as per said G.O. and would be of international standard. It will be a useful facility for long distance truckers. Further travelers' amenities like lodging, boarding and leisure/entertainment facilities and automobile sales, services etc., apart from the clean fuel retail outlet would also be provided. For this purpose she has an MOU with M/s. Fortune Heights India Pvt. Ltd. to provide all the above said auxiliary services. She has therefore requested to consider to lease out said land for setting up an environment friendly clean fuel filling station and other auxiliary services as per said G.O.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in the letter second read above has stated that an extent of Ac.180-13 gts of Govt. land in Sy. No. 41/14 of Khanamet(V), was handed over by the Deputy Collector/Tahsildar, Serilingapally Mandal to the Hyderabad Metropolitan Development Authority on 22-4-2008 for safe guard. Subsequently, the Empowered Committee has allotted an extent of Ac. 75-00 gts to APIIC and Ac. 105-13 gts to Hyderabad Urban Development Authority/Hyderabad Metropolitan Development Authority in its meeting held on 28-6-2008 and the land is likely to be alienated to Hyderabad Metropolitan Development Authority soon.

4. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has also stated that in G.O. Ms. No. 22 MA & UD Dept., dated: 19.01.2006 Hyderabad Urban Development Authority has been permitted to lease out the Hyderabad Urban Development Authority land measuring Ac.7-00 situated at Moosapet village of Balanagar Mandal to M/s Metro Cash and Carry India for setting up of exhibition centre in Hyderabad for a period of 33 years on payment of 5% of the market value as annual lease rent with annual escalation of 5% over the previous year amount. Accordingly market value fixed for Rs. 7,000/- per Sq. Yard and in G.O. Ms. No. 559, MA & UD (I₁) Dept. dated 12-8-2008 Hyderabad Urban Development Authority has been permitted to lease out Hyderabad Urban Development

Authority land admeasuring Ac. 24-23 gts. situated at Moosapet village, Balanagar Mandal to M/s DLF Building India Ltd. to set up an integrated Mega Agriculture Hub for a period of 33 years on payment of 5% of the market values as annual lease rent with annual escalation of 5% over the previous year amount by fixing market value as Rs. 8,000/- per Sq. yard. He has therefore requested the orders of the Govt. on the request of the Petitioner in the matter.

5. Government have examined the matter in detail with reference to the report of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority and observed that the request of the Petitioner is in tune with the orders issued in the G.O.Ms.No.340 MA, Dated 08.07.2003 to provide outlets which would include other traveler amenities like lodging, boarding, leisure and entertainment facilities and automobile sales and services. Land has to be leased out to (i) the Petitioner for setting of the outlet and also since the Petitioner has executed MoU with M/s Fortune Heights India Pvt. Ltd. for providing other auxiliary services (2) With M/s Fortune Heights India Pvt. Ltd. for providing the auxiliary services as per the shares referred in MoU. Hence it is decided to consider the request of the Petitioner and to allot land on lease basis, on market value of as Rs.8000/ per Sq. yard on par with the case of D.L.F. and net area and other conditions as prescribed in G.O.Ms.No.340 MA, Dated:08.07.2003.

6. Accordingly, Government hereby permit the Hyderabad Metropolitan Development Authority to lease out land admeasuring to an extent of Ac.2.30 gts. in Sy.No.41/14 of Khanamet (V), Serilingampally (M), Ranga Reddy District in favour of Smt. J. Kasturibhayamma for establishment of Environment Friendly Clean Fuel outlet and development for other traveler amenities as per the MoU executed with M/s Fortune Heights India Pvt. Ltd., for a period of 33 years with two renewal options of like period on payment of 5% of the market value of Rs.8000/- per Sq. yard as annual lease rent on the net area as applied in case of DLF vide G.O. Ms. No. 559 MA, Dated:12.08.2008 with escalation of 5% once in two years on the existing lease amount in terms of the provisions of G.O.Ms.No.340 MA, Dted:08.07.2003 and as per layout norms subject to the condition that no other activities are allowed except as stated above which are auxiliary to Retail Outlet and traveler amenities as mentioned in G.O. Ms. No. 340 MA, Dated: 08.07.2003. They are also permitted to sublease as per their request and as contained in the MoU.

7. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall take necessary further action and enter into lease agreement. He is also requested to handover the possession of land and take necessary further action.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
Smt. J. Kasturibhayamma, H.No.16-11-511/D/210,
Saritha Arcade, Shalivahana Nagar, Musharam Bagh, Hyderabad - 500036.
M/s Fortune Heights India Pvt. Ltd.
Plot No.71 & 72, 3rd Road, Sanjeev Housing Colony, Mahindra Hills road, East Marredpalli,
Secunderabad - 26.

Copy to:

The Commissioner & Special Officer, Greater Hyderabad Municipal Commissioner,
Hyderabad.

The Collector, Ranga Reddy District.

P.S. to Special Secretary to Chief Minister.

P.S. to Minister for Municipal Administration.

Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER